



CITY OF DANBURY

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ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS MINUTES Web-Based Meeting Hosted on ZOOM April 22, 2021 7:00 p.m.

ROLL CALL:

Acting Chairman Rodney Moore called the meeting to order at 7:00 p.m. Present were Joseph Hanna, Michael Sibbitt, Alternates, Peter DeLucia and Anthony Rebeiro. Absent were: Richard Jowdy and Juan Rivas. Mr. Moore seated Alternate Peter DeLucia in place of Richard Jowdy and Alternate Anthony Rebeiro in place of Juan Rivas. Mr. Moore explained the meeting procedures.

Motion to hear Application 21-11 was made by Joseph Hanna; seconded by Peter DeLucia. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore.

ACCEPTANCE OF MINUTES: April 8, 2021

Motion to accept the minutes of April 8, 2021 as presented was made by Peter DeLucia, seconded by Joseph Hanna. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore.

The next regular meeting is scheduled for **May 13, 2021**

PUBLIC HEARINGS:

#21-11: Nosenzo, Timothy, 248 Middle River Road, (B07046), RA-80 Zone

for shed placement, Sec. 4.A.3 Reduce minimum front yard setback from 50' to 5.8'

Mr. Timothy Nosenzo, homeowner, presented his variance application. Mr. Nosenzo explained that this is a non-conforming, corner lot in the RA-80 Zone. The topography of the land and location of

the septic create additional hardships in locating the shed. In preparation for this application, Mr. Nosenzo contacted the Environmental Compliance Officer Richard Janey to evaluate the wetlands and the proximity to the proposed shed. Mr. Janey and Mr. Bernard Gallo, Chairman of the Environmental Impact Commission, visited the site and concluded the proposed shed would have no impact on the wetland. Mr. Janey submitted a letter to the file stating same. Mr. Moore asked about the existing fence and how far is it from the proposed shed. Mr. Nosenzo explained it is a little bit over the property line, and indicated it is approximately 3' – 5' from the road to the fence. Peter DeLucia said that when he visited the property, he noticed a "creek" and asked if Mr. Nosenzo considered placing the shed on the other side of the property. Mr. Nosenzo shared a photograph to better show the property and an existing berm. Mr. Nosenzo felt the flattest area of the property would be the most appropriate. No further questions. No opposition.

Motion to close Application No. 21-11 was made by Anthony Rebeiro; seconded by Joseph Hanna. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore.

Motion to go into the voting session for Application No. 21-11 was made by Joseph Hanna; seconded by Anthony Rebeiro. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore.

Motion to approve No. 21-11, per plan submitted, was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore.

OLD BUSINESS: None

NEW BUSINESS:

#21-09: 3 Lake Avenue Extension LLC, 3 Lake Ave. Ext., (G15005), CA-80 Zone, Use Variance Sec. 5.B.2.a Allow use of property as "shelter for homeless with conditions." Public Hearing date: 5-13-21.

Mr. Moore indicated that this item will be on the agenda for the May 13, 2021 meeting, and a five-man Board will be required for that meeting. Mr. Moore mentioned that recommendations from the Planning Commission and the Zoning Commission will be presented.

CORRESPONDENCE: None

OTHER MATTERS: None

ADJOURNMENT:

Motion to adjourn was made by Joseph Hanna; seconded by Michael Sibbitt. All in favor with AYES from Messrs. Hanna, Sibbitt, DeLucia, Rebeiro, and Moore. Meeting adjourned at 7:10 p.m.

Respectfully submitted,
Mary S. Larkin, Recording Secretary